

Housing Supply Overview



August 2011

A RESEARCH TOOL PROVIDED BY THE
HONOLULU BOARD OF REALTORS®

Quick Facts

6.2	5.8	5.7	9.2
Months Supply Single-Family	Months Supply Condo	Months Supply Previously Owned	Months Supply New Construction

Pending Sales	2
Days on Market Until Sale	4
Percent of Original List Price Received	6
Inventory of Homes for Sale	8
Months Supply of Inventory	10

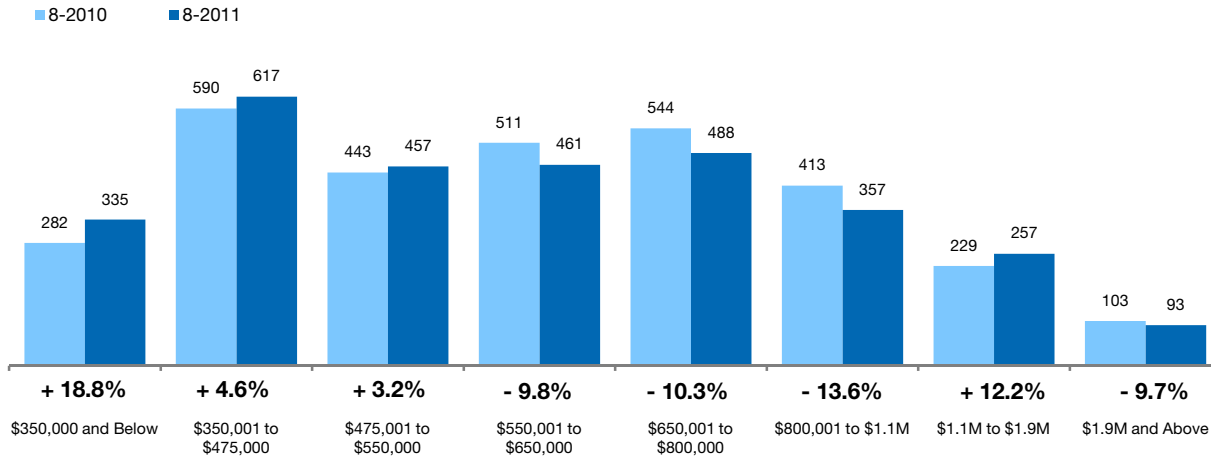
[Click on desired metric to jump to that page.](#)

Pending Sales Single-Family Homes Only

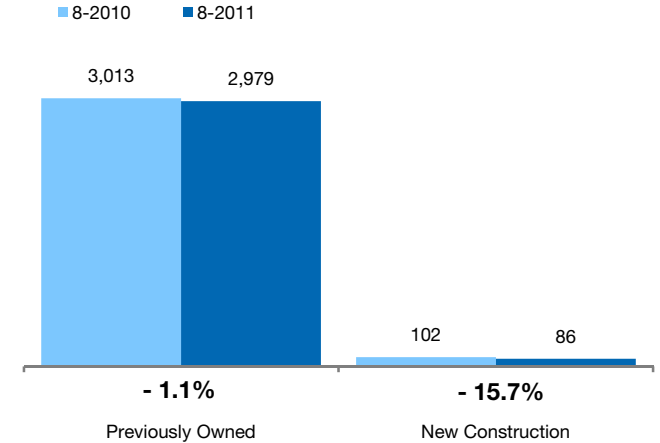
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



By Price Range



By Construction Status



All Properties

By Price Range	8-2010	8-2011	Change
\$350,000 and Below	282	335	+ 18.8%
\$350,001 to \$475,000	590	617	+ 4.6%
\$475,001 to \$550,000	443	457	+ 3.2%
\$550,001 to \$650,000	511	461	- 9.8%
\$650,001 to \$800,000	544	488	- 10.3%
\$800,001 to \$1.1M	413	357	- 13.6%
\$1.1M to \$1.9M	229	257	+ 12.2%
\$1.9M and Above	103	93	- 9.7%
All Single-Family Homes	3,115	3,065	- 1.6%

Previously Owned

8-2010	8-2011	Change
279	333	+ 19.4%
568	587	+ 3.3%
433	444	+ 2.5%
498	448	- 10.0%
517	476	- 7.9%
399	347	- 13.0%
223	254	+ 13.9%
96	90	- 6.3%
3,013	2,979	- 1.1%

New Construction

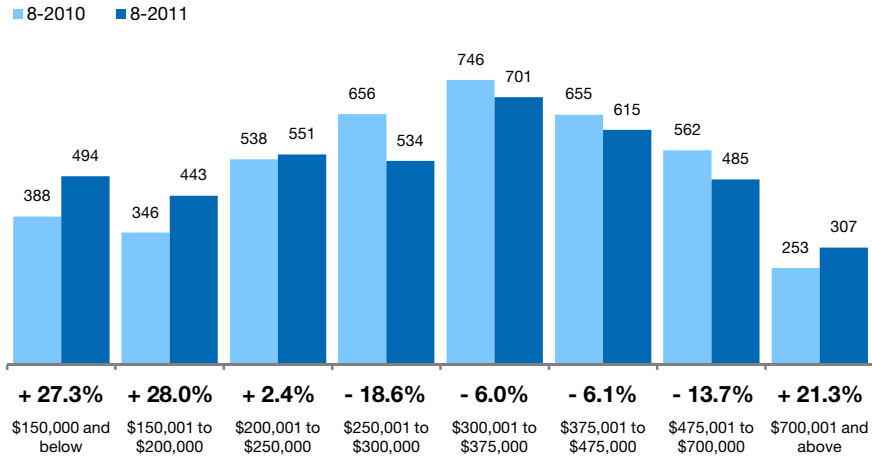
8-2010	8-2011	Change
3	2	- 33.3%
22	30	+ 36.4%
10	13	+ 30.0%
13	13	0.0%
27	12	- 55.6%
14	10	- 28.6%
6	3	- 50.0%
7	3	- 57.1%
102	86	- 15.7%

Pending Sales Condo Properties Only

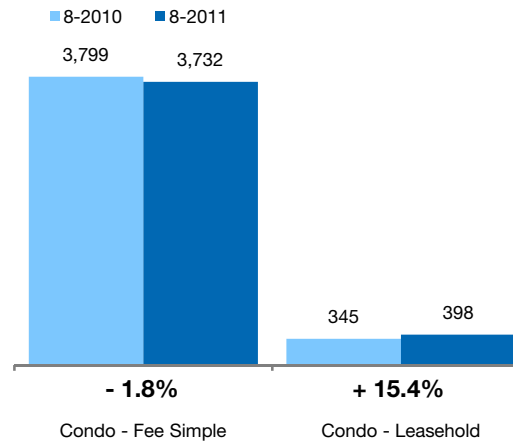
A count of properties on which offers have been accepted. **Based on a rolling 12-month total.**



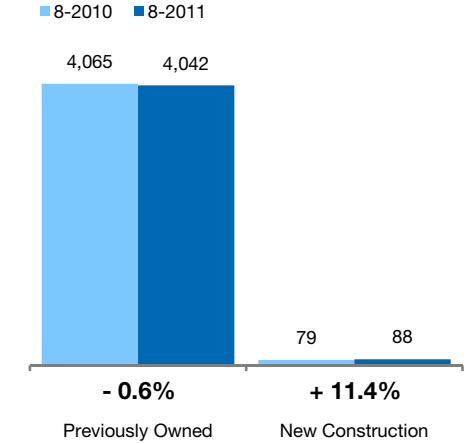
By Price Range



By Condo Type



By Construction Status



All Properties

By Price Range

	8-2010	8-2011	Change
\$150,000 and below	388	494	+ 27.3%
\$150,001 to \$200,000	346	443	+ 28.0%
\$200,001 to \$250,000	538	551	+ 2.4%
\$250,001 to \$300,000	656	534	- 18.6%
\$300,001 to \$375,000	746	701	- 6.0%
\$375,001 to \$475,000	655	615	- 6.1%
\$475,001 to \$700,000	562	485	- 13.7%
\$700,001 and above	253	307	+ 21.3%
All Price Ranges	4,144	4,130	- 0.3%

Previously Owned

	8-2010	8-2011	Change
\$150,000 and below	387	494	+ 27.6%
\$150,001 to \$200,000	344	443	+ 28.8%
\$200,001 to \$250,000	538	548	+ 1.9%
\$250,001 to \$300,000	656	533	- 18.8%
\$300,001 to \$375,000	746	690	- 7.5%
\$375,001 to \$475,000	647	592	- 8.5%
\$475,001 to \$700,000	544	473	- 13.1%
\$700,001 and above	203	269	+ 32.5%
All Price Ranges	4,065	4,042	- 0.6%

New Construction

	8-2010	8-2011	Change
\$150,000 and below	1	0	- 100.0%
\$150,001 to \$200,000	2	0	- 100.0%
\$200,001 to \$250,000	0	3	0.0%
\$250,001 to \$300,000	0	1	0.0%
\$300,001 to \$375,000	0	11	0.0%
\$375,001 to \$475,000	8	23	+ 187.5%
\$475,001 to \$700,000	18	12	- 33.3%
\$700,001 and above	50	38	- 24.0%
All Price Ranges	79	88	+ 11.4%

By Condo Type

	8-2010	8-2011	Change
Condo - Fee Simple	3,799	3,732	- 1.8%
Condo - Leasehold	345	398	+ 15.4%
All Condo Types	4,144	4,130	- 0.3%

	8-2010	8-2011	Change
Condo - Fee Simple	3,720	3,644	- 2.0%
Condo - Leasehold	345	398	+ 15.4%
All Price Ranges	4,065	4,042	- 0.6%

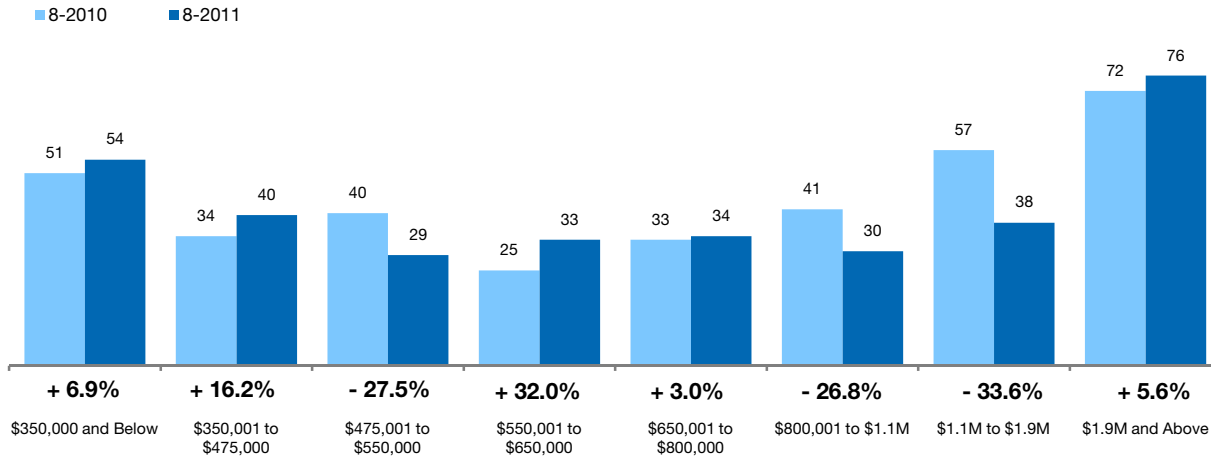
Days on Market Until Sale Single-Family Homes Only



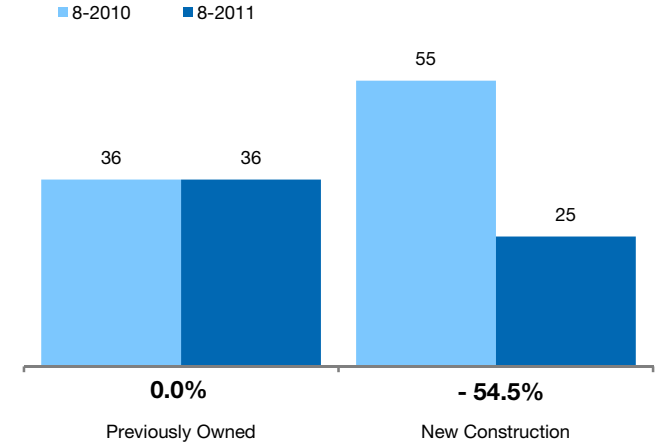
Median number of days between when a property is first listed and when an offer is accepted.

Based on a rolling 12-month median.

By Price Range



By Construction Status



All Properties

By Price Range	8-2010	8-2011	Change
\$350,000 and Below	51	54	+ 6.9%
\$350,001 to \$475,000	34	40	+ 16.2%
\$475,001 to \$550,000	40	29	- 27.5%
\$550,001 to \$650,000	25	33	+ 32.0%
\$650,001 to \$800,000	33	34	+ 3.0%
\$800,001 to \$1.1M	41	30	- 26.8%
\$1.1M to \$1.9M	57	38	- 33.6%
\$1.9M and Above	72	76	+ 5.6%
All Single-Family Homes	36	36	- 1.4%

Previously Owned

8-2010	8-2011	Change
51	53	+ 2.9%
34	42	+ 22.1%
42	30	- 28.6%
24	32	+ 33.3%
29	33	+ 13.8%
39	30	- 23.1%
55	37	- 32.1%
72	68	- 5.6%
36	36	0.0%

New Construction

8-2010	8-2011	Change
27	146	+ 440.7%
29	1	- 96.6%
13	1	- 92.3%
28	67	+ 139.3%
110	92	- 16.4%
84	14	- 83.3%
142	251	+ 76.8%
104	136	+ 30.8%
55	25	- 54.5%

Days on Market Until Sale Condo Properties Only

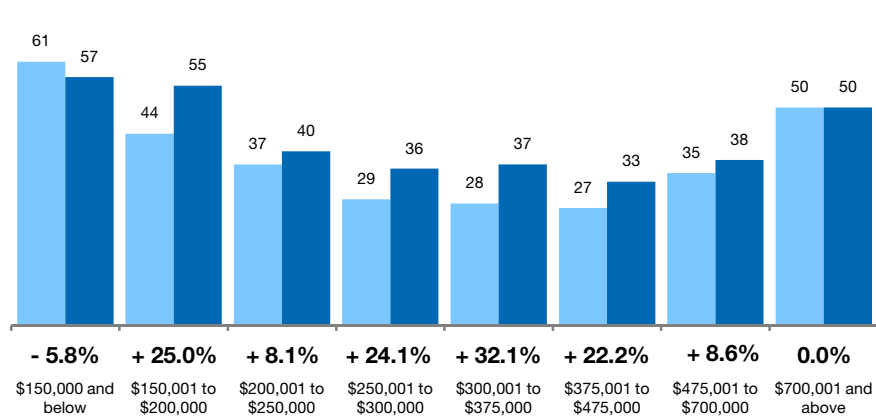


Median number of days between when a property is first listed and when an offer is accepted.

Based on a rolling 12-month median.

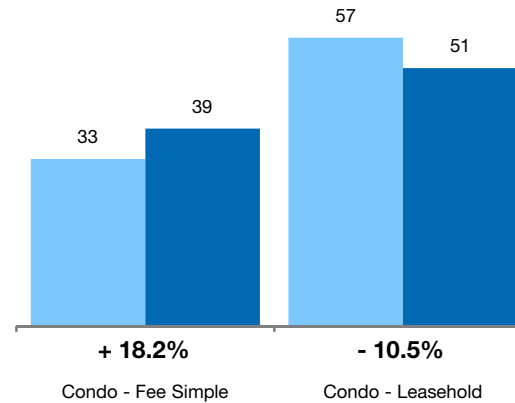
By Price Range

■ 8-2010 ■ 8-2011



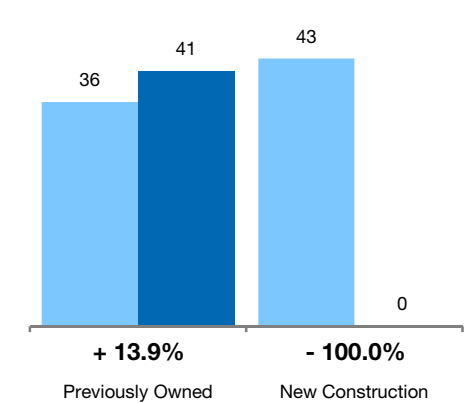
By Condo Type

■ 8-2010 ■ 8-2011



By Construction Status

■ 8-2010 ■ 8-2011



All Properties

By Price Range

	8-2010	8-2011	Change
\$150,000 and below	61	57	- 5.8%
\$150,001 to \$200,000	44	55	+ 25.0%
\$200,001 to \$250,000	37	40	+ 8.1%
\$250,001 to \$300,000	29	36	+ 24.1%
\$300,001 to \$375,000	28	37	+ 32.1%
\$375,001 to \$475,000	27	33	+ 22.2%
\$475,001 to \$700,000	35	38	+ 8.6%
\$700,001 and above	50	50	0.0%
All Condos	36	40	+ 11.1%

Previously Owned

	8-2010	8-2011	Change	8-2010	8-2011	Change
\$150,000 and below	61	57	- 6.6%	51	0	- 100.0%
\$150,001 to \$200,000	43	55	+ 27.9%	232	0	- 100.0%
\$200,001 to \$250,000	37	40	+ 8.1%	0	33	0.0%
\$250,001 to \$300,000	29	36	+ 24.1%	126	0	- 100.0%
\$300,001 to \$375,000	29	37	+ 29.8%	13	0	- 100.0%
\$375,001 to \$475,000	27	33	+ 22.2%	13	78	+ 524.0%
\$475,001 to \$700,000	34	39	+ 13.2%	48	0	- 100.0%
\$700,001 and above	52	66	+ 26.9%	15	0	- 100.0%
All Condos	36	41	+ 13.9%	43	0	- 100.0%

New Construction

By Condo Type

	8-2010	8-2011	Change
Condo - Fee Simple	33	39	+ 18.2%
Condo - Leasehold	57	51	- 10.5%
All Condos	36	40	+ 11.1%

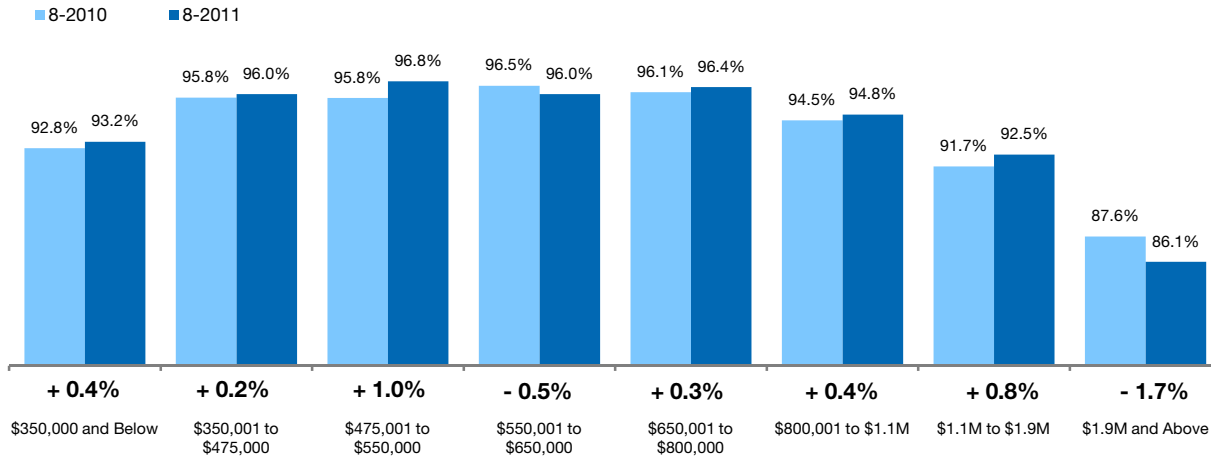
	8-2010	8-2011	Change	8-2010	8-2011	Change
Condo - Fee Simple	33	40	+ 21.2%	43	43	0.0%
Condo - Leasehold	57	51	- 10.5%	0	0	0.0%
All Condos	36	41	+ 13.9%	43	0	- 100.0%

Pct. Of Orig. Price Received Single-Family Homes Only

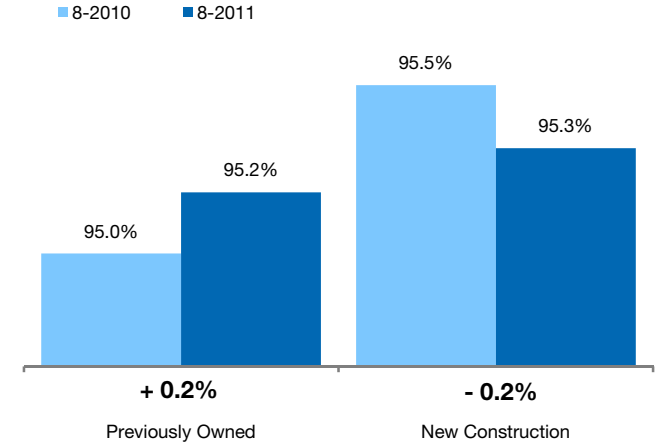


Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

By Price Range



By Construction Status



All Properties

By Price Range	8-2010	8-2011	Change
\$350,000 and Below	92.8%	93.2%	+ 0.4%
\$350,001 to \$475,000	95.8%	96.0%	+ 0.2%
\$475,001 to \$550,000	95.8%	96.8%	+ 1.0%
\$550,001 to \$650,000	96.5%	96.0%	- 0.5%
\$650,001 to \$800,000	96.1%	96.4%	+ 0.3%
\$800,001 to \$1.1M	94.5%	94.8%	+ 0.4%
\$1.1M to \$1.9M	91.7%	92.5%	+ 0.8%
\$1.9M and Above	87.6%	86.1%	- 1.7%
All Single-Family Homes	95.0%	95.2%	+ 0.2%

Previously Owned

8-2010	8-2011	Change
92.8%	93.3%	+ 0.5%
95.7%	95.9%	+ 0.2%
95.7%	96.8%	+ 1.1%
96.5%	96.0%	- 0.5%
96.1%	96.4%	+ 0.3%
94.5%	94.7%	+ 0.2%
91.9%	92.7%	+ 0.9%
87.6%	86.3%	- 1.6%
95.0%	95.2%	+ 0.2%

New Construction

8-2010	8-2011	Change
97.1%	88.6%	- 8.7%
98.8%	99.3%	+ 0.5%
101.2%	97.9%	- 3.2%
96.9%	97.1%	+ 0.1%
96.4%	98.3%	+ 2.0%
93.9%	97.8%	+ 4.2%
87.1%	66.1%	- 24.1%
87.3%	83.5%	- 4.4%
95.5%	95.3%	- 0.2%

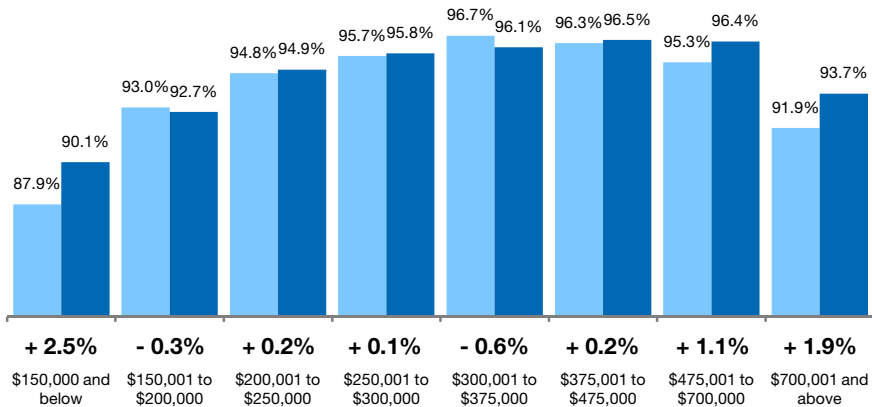
Pct. Of Orig. Price Received Condo Properties Only



Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, not accounting for seller concessions. **Based on a rolling 12-month average.**

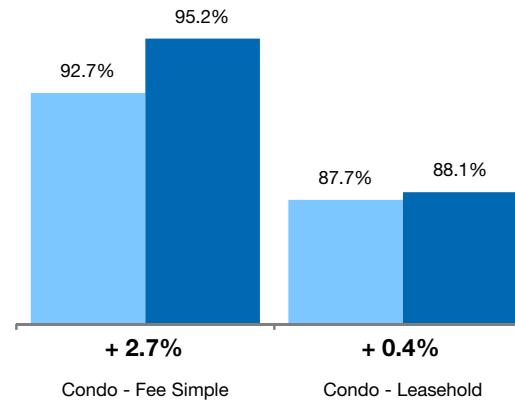
By Price Range

■ 8-2010 ■ 8-2011



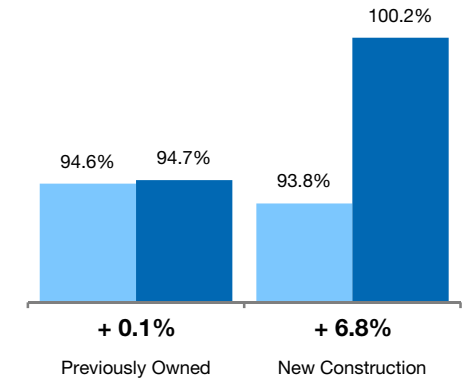
By Condo Type

■ 8-2010 ■ 8-2011



By Construction Status

■ 8-2010 ■ 8-2011



All Properties

By Price Range

	8-2010	8-2011	Change
\$150,000 and below	87.9%	90.1%	+ 2.5%
\$150,001 to \$200,000	93.0%	92.7%	- 0.3%
\$200,001 to \$250,000	94.8%	94.9%	+ 0.2%
\$250,001 to \$300,000	95.7%	95.8%	+ 0.1%
\$300,001 to \$375,000	96.7%	96.1%	- 0.6%
\$375,001 to \$475,000	96.3%	96.5%	+ 0.2%
\$475,001 to \$700,000	95.3%	96.4%	+ 1.1%
\$700,001 and above	91.9%	93.7%	+ 1.9%
All Condos	94.6%	94.8%	+ 0.2%

Previously Owned

	8-2010	8-2011	Change
\$150,000 and below	87.9%	90.1%	+ 2.5%
\$150,001 to \$200,000	92.9%	92.7%	- 0.2%
\$200,001 to \$250,000	94.8%	94.9%	+ 0.2%
\$250,001 to \$300,000	95.7%	95.8%	+ 0.1%
\$300,001 to \$375,000	96.7%	96.1%	- 0.6%
\$375,001 to \$475,000	96.3%	96.4%	+ 0.1%
\$475,001 to \$700,000	95.5%	96.3%	+ 0.9%
\$700,001 and above	91.8%	93.1%	+ 1.3%
All Condos	94.6%	94.7%	+ 0.1%

New Construction

	8-2010	8-2011	Change
\$150,000 and below	85.5%	0.0%	- 100.0%
\$150,001 to \$200,000	102.7%	0.0%	- 100.0%
\$200,001 to \$250,000	94.3%	95.5%	+ 1.3%
\$250,001 to \$300,000	0.0%	0.0%	0.0%
\$300,001 to \$375,000	96.1%	0.0%	- 100.0%
\$375,001 to \$475,000	99.7%	101.9%	+ 2.2%
\$475,001 to \$700,000	92.0%	100.8%	+ 9.6%
\$700,001 and above	93.3%	99.2%	+ 6.3%
All Condos	93.8%	100.2%	+ 6.8%

By Condo Type

	8-2010	8-2011	Change
Condo - Fee Simple	92.7%	95.2%	+ 2.7%
Condo - Leasehold	87.7%	88.1%	+ 0.4%
All Condos	94.6%	94.8%	+ 0.2%

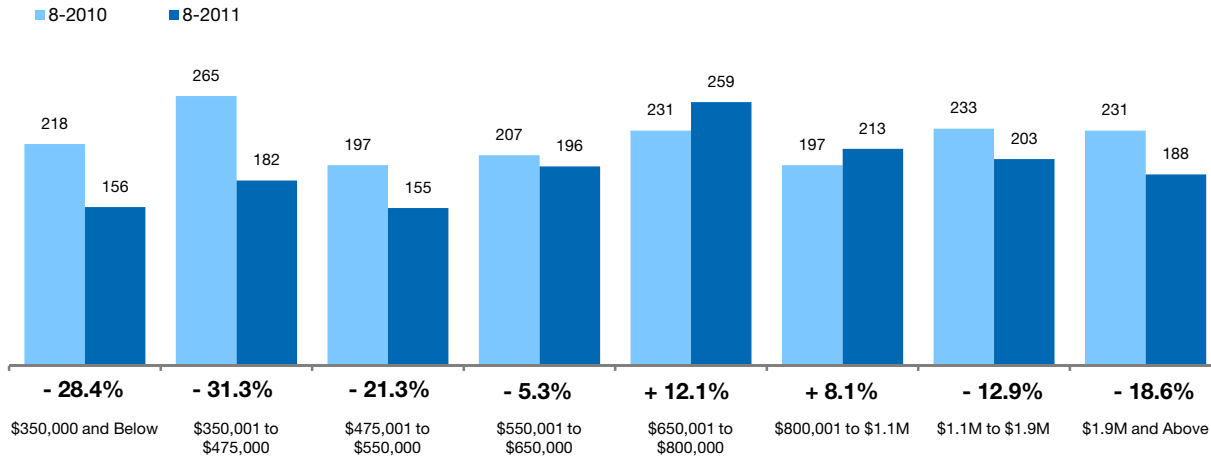
	8-2010	8-2011	Change
Condo - Fee Simple	87.7%	88.1%	+ 0.4%
Condo - Leasehold	0.0%	0.0%	0.0%
All Condos	94.6%	94.7%	+ 0.1%

Inventory of Homes for Sale Single-Family Homes Only

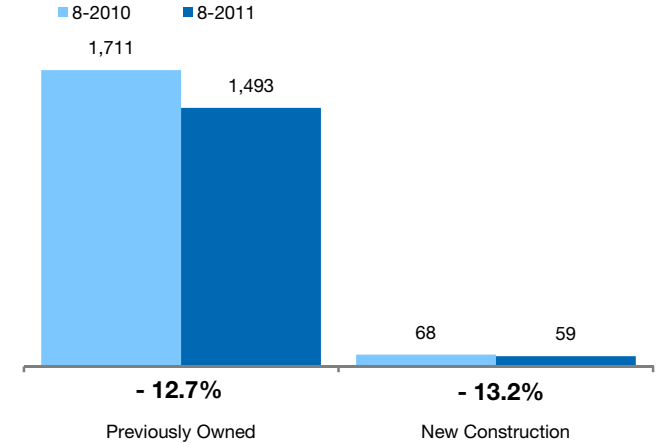


The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**

By Price Range



By Construction Status



All Properties

By Price Range	8-2010	8-2011	Change
\$350,000 and Below	218	156	- 28.4%
\$350,001 to \$475,000	265	182	- 31.3%
\$475,001 to \$550,000	197	155	- 21.3%
\$550,001 to \$650,000	207	196	- 5.3%
\$650,001 to \$800,000	231	259	+ 12.1%
\$800,001 to \$1.1M	197	213	+ 8.1%
\$1.1M to \$1.9M	233	203	- 12.9%
\$1.9M and Above	231	188	- 18.6%
All Single-Family Homes	1,779	1,552	- 12.8%

Previously Owned

8-2010	8-2011	Change
214	149	- 30.4%
256	171	- 33.2%
195	153	- 21.5%
199	193	- 3.0%
224	250	+ 11.6%
187	206	+ 10.2%
216	190	- 12.0%
220	181	- 17.7%
1,711	1,493	- 12.7%

New Construction

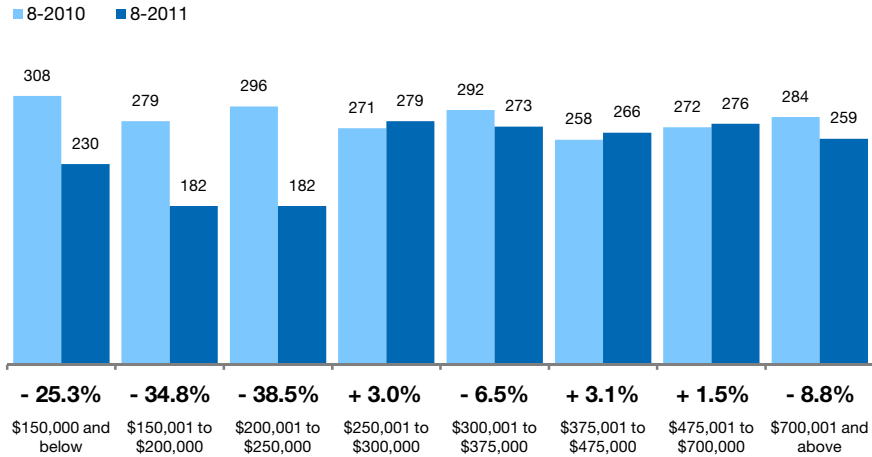
8-2010	8-2011	Change
4	7	+ 75.0%
9	11	+ 22.2%
2	2	0.0%
8	3	- 62.5%
7	9	+ 28.6%
10	7	- 30.0%
17	13	- 23.5%
11	7	- 36.4%
68	59	- 13.2%

Inventory of Homes for Sale Condo Properties Only

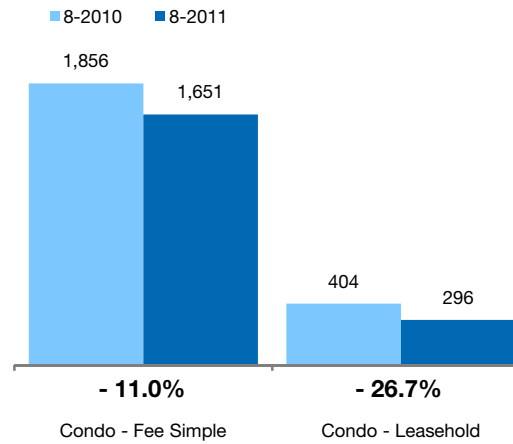
The number of properties available for sale in active status at the end of the most recent month. **Based on one month of activity.**



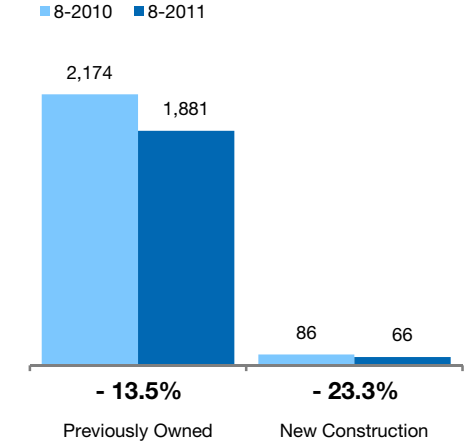
By Price Range



By Condo Type



By Construction Status



All Properties

By Price Range

	8-2010	8-2011	Change
\$150,000 and below	308	230	- 25.3%
\$150,001 to \$200,000	279	182	- 34.8%
\$200,001 to \$250,000	296	182	- 38.5%
\$250,001 to \$300,000	271	279	+ 3.0%
\$300,001 to \$375,000	292	273	- 6.5%
\$375,001 to \$475,000	258	266	+ 3.1%
\$475,001 to \$700,000	272	276	+ 1.5%
\$700,001 and above	284	259	- 8.8%
All Price Ranges	2,260	1,947	- 13.8%

Previously Owned

	8-2010	8-2011	Change
\$150,000 and below	308	229	- 25.6%
\$150,001 to \$200,000	279	182	- 34.8%
\$200,001 to \$250,000	294	180	- 38.8%
\$250,001 to \$300,000	270	261	- 3.3%
\$300,001 to \$375,000	287	258	- 10.1%
\$375,001 to \$475,000	247	261	+ 5.7%
\$475,001 to \$700,000	254	269	+ 5.9%
\$700,001 and above	235	241	+ 2.6%
All Previously Owned	2,174	1,881	- 13.5%

New Construction

	8-2010	8-2011	Change
\$150,000 and below	0	1	0.0%
\$150,001 to \$200,000	0	0	0.0%
\$200,001 to \$250,000	2	2	0.0%
\$250,001 to \$300,000	1	18	+ 1700.0%
\$300,001 to \$375,000	5	15	+ 200.0%
\$375,001 to \$475,000	11	5	- 54.5%
\$475,001 to \$700,000	18	7	- 61.1%
\$700,001 and above	49	18	- 63.3%
All New Construction	86	66	- 23.3%

By Condo Type

	8-2010	8-2011	Change
Condo - Fee Simple	1,856	1,651	- 11.0%
Condo - Leasehold	404	296	- 26.7%
All Condo Types	2,260	1,947	- 13.8%

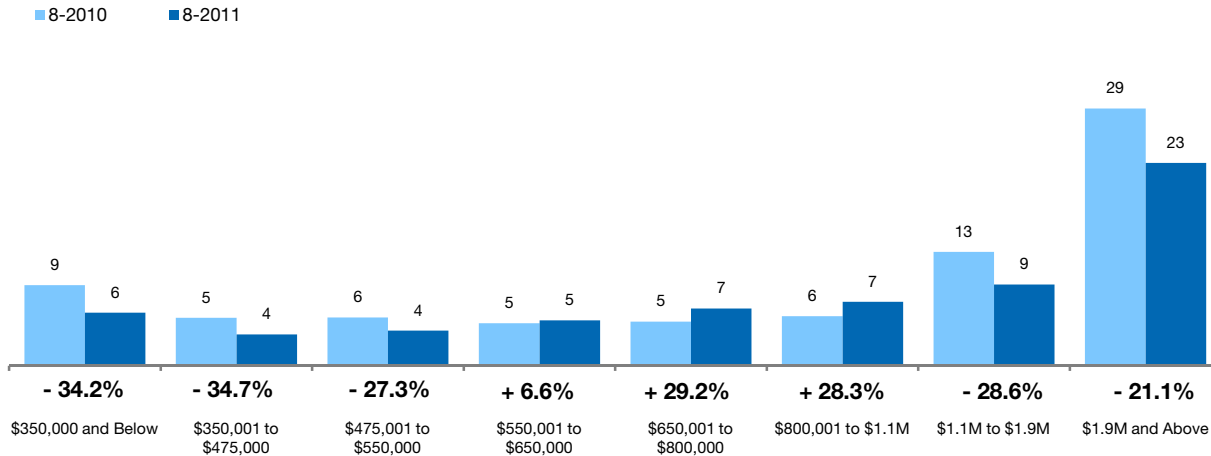
	8-2010	8-2011	Change
Condo - Fee Simple	1,771	1,588	- 10.3%
Condo - Leasehold	403	293	- 27.3%
All Previously Owned	2,174	1,881	- 13.5%

Months Supply of Inventory Single-Family Homes Only

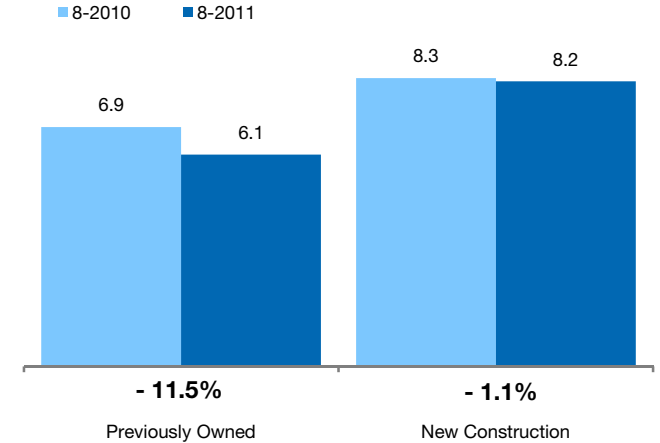


The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

By Price Range



By Construction Status



All Properties

By Price Range	8-2010	8-2011	Change
\$350,000 and Below	9.2	6.1	- 34.2%
\$350,001 to \$475,000	5.5	3.6	- 34.7%
\$475,001 to \$550,000	5.5	4.0	- 27.3%
\$550,001 to \$650,000	4.9	5.2	+ 6.6%
\$650,001 to \$800,000	5.1	6.6	+ 29.2%
\$800,001 to \$1.1M	5.7	7.3	+ 28.3%
\$1.1M to \$1.9M	13.1	9.3	- 28.6%
\$1.9M and Above	29.5	23.3	- 21.1%
All Single-Family Homes	7.0	6.2	- 11.2%

Previously Owned

8-2010	8-2011	Change
9.2	5.9	- 36.1%
5.5	3.6	- 35.3%
5.6	4.1	- 27.3%
4.8	5.3	+ 9.6%
5.2	6.5	+ 24.9%
5.6	7.3	+ 30.0%
12.5	8.8	- 29.1%
30.0	23.4	- 22.2%
6.9	6.1	- 11.5%

New Construction

8-2010	8-2011	Change
4.0	7.0	+ 75.0%
3.3	3.9	+ 17.7%
1.3	1.3	- 4.5%
4.9	1.8	- 62.5%
3.0	6.5	+ 118.2%
6.4	4.9	- 23.8%
14.2	13.0	- 8.2%
9.2	7.0	- 23.6%
8.3	8.2	- 1.1%

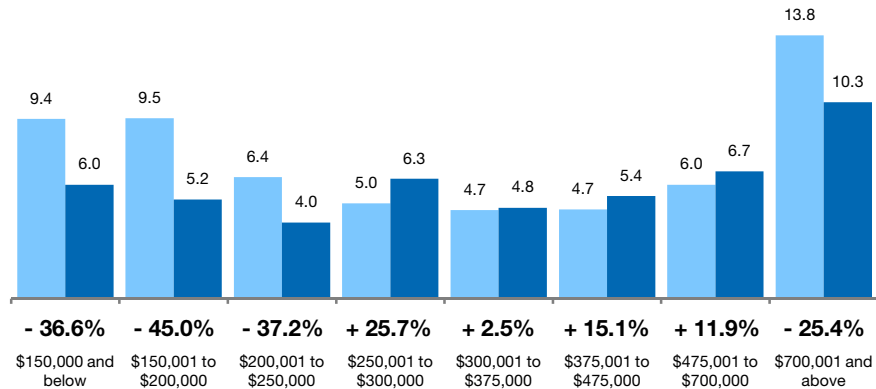
Months Supply of Inventory Condo Properties Only



The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

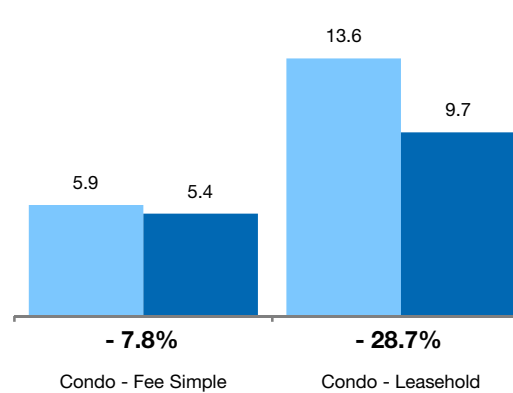
By Price Range

■ 8-2010 ■ 8-2011



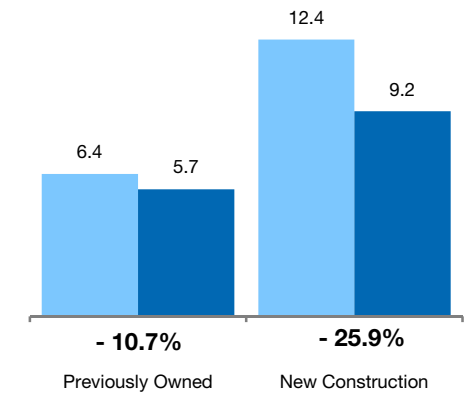
By Condo Type

■ 8-2010 ■ 8-2011



By Construction Status

■ 8-2010 ■ 8-2011



All Properties

By Price Range

	8-2010	8-2011	Change
\$150,000 and below	9.4	6.0	-36.6%
\$150,001 to \$200,000	9.5	5.2	-45.0%
\$200,001 to \$250,000	6.4	4.0	-37.2%
\$250,001 to \$300,000	5.0	6.3	+25.7%
\$300,001 to \$375,000	4.7	4.8	+2.5%
\$375,001 to \$475,000	4.7	5.4	+15.1%
\$475,001 to \$700,000	6.0	6.7	+11.9%
\$700,001 and above	13.8	10.3	-25.4%
All Price Ranges	6.5	5.8	-11.2%

Previously Owned

	8-2010	8-2011	Change	8-2010	8-2011	Change
\$150,000 and below	9.5	5.9	-37.1%	0.0	0.0	0.0%
\$150,001 to \$200,000	9.5	5.2	-45.3%	0.0	0.0	0.0%
\$200,001 to \$250,000	6.3	4.0	-37.2%	0.0	2.0	0.0%
\$250,001 to \$300,000	5.0	5.9	+18.3%	0.0	18.0	0.0%
\$300,001 to \$375,000	4.6	4.6	-0.3%	5.0	5.0	0.0%
\$375,001 to \$475,000	4.5	5.5	+21.2%	9.4	2.0	-78.3%
\$475,001 to \$700,000	5.8	6.7	+14.9%	7.4	3.5	-52.5%
\$700,001 and above	14.3	11.0	-22.9%	11.8	5.4	-54.1%
All Price Ranges	6.4	5.7	-10.7%	12.4	9.2	-25.9%

New Construction

By Condo Type

	8-2010	8-2011	Change
Condo - Fee Simple	5.9	5.4	-7.8%
Condo - Leasehold	13.6	9.7	-28.7%
All Condo Types	6.5	5.8	-11.2%

	8-2010	8-2011	Change	8-2010	8-2011	Change
Condo - Fee Simple	5.7	5.3	-6.9%	12.3	8.8	-28.5%
Condo - Leasehold	13.5	9.6	-29.3%	0.0	0.0	0.0%
All Condo Types	6.4	5.7	-10.7%	12.4	9.2	-25.9%